

AUDUBON FOREST LOT 22
 OR 290 P 887 OR 411 P 771
 OR 419 P 318 OR 1002 P 823

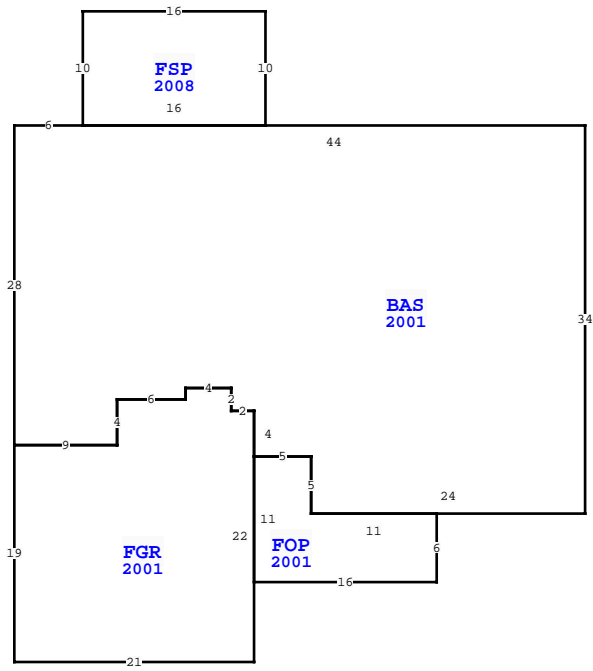
BODIE PATRICIA ET AL/BODIE MARK A ETAL
 167 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-022

| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|---------------|-------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 05 | HARDIE | BRD | 70 | |
| Exterior Wall | 19 | COMMON | BRK | 30 | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 10 | LAMINATED | 50 | | |
| Interior Floo | 14 | CARPET | 50 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 2 | 100 | | |
| Story Height | | 0 | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Units | | 0 | 100 | | |
| Quality | 03 | AVERAGE | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | 5 | MKT AREA | | 10 | |
| NEIGHBORHOOD/LOC | 182.00 | 1.10/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,499 | 100 | 2001 | 1,499 | 140,634 |
| FGR | 449 | 50 | 2001 | 224 | 21,016 |
| FOP | 121 | 30 | 2001 | 36 | 3,377 |
| FSP | 160 | 55 | 2008 | 88 | 8,256 |
| TOTALS | 2,229 | | | 1,847 | 173,282 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | 2002 | | | | | | | | |
| | | | | Heated Area: 1499 | | | HX Base Yr 2002 | | | | |



| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|---------------------------------|--------------|-----------|------------|-------------|---|
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 173,282 | |
| TOTAL MARKET OB/XF VALUE | | | | 14,756 | |
| TOTAL LAND VALUE - MARKET | | | | 45,000 | |
| TOTAL MARKET VALUE | | | | 233,038 | |
| SOH/AGL Deduction | | | | 88,432 | |
| ASSESSED VALUE | | | | 144,606 | |
| TOTAL EXEMPTION VALUE | | | | 50,000 | |
| BASE TAXABLE VALUE | | | | 94,606 | |
| TOTAL JUST VALUE | | | | 233,038 | |
| NCON VALUE | | | | 12,245 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 222,871 | |
| XFOB 0157 PU BY PRMT NO INSP LW | | | | | |
| FR 5YR CK 6/13/23; PU XFOB | | | | | |
| 5 YR PRCL CK, CHG FLOR. | | | | | |
| LN 1, PU XFOB LN 2 | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| B21-000320 | GENERATOR-CC | 0 | 03/23/2021 | | |
| 20000707 | GAS | 0 | 07/29/2020 | | |
| 19000259 | REROOF-CO | 0 | 05/07/2019 | | |
| 027696 | SFD | 0 | 04/24/2001 | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1002/0823 | 4/25/2016 | QC | U | I | 11 | 0 |
| GRANTOR: BODIE PATRICIA | | | | | | |
| GRANTEE: BODIE PATRICIA, MAR | | | | | | |
| 0419/0318 | 9/07/2001 | WD | Q | I | | 117,150 |
| GRANTOR: BRIDLEGATE AUDUBON IN | | | | | | |
| GRANTEE: BODIE PATRICIA | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|----|--------|-----------------|-------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0210 | CONCRETE D | 0 | 100 | 56 | 16 | 896.00 | SF | 6.60 | 6.60 | 100 | 2001 | 2001 | 3 | 20 | 1,183 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 11 | 4 | 44.00 | SF | 6.60 | 6.60 | 100 | 2001 | 2001 | 3 | 20 | 58 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 74.00 | LF | 16.50 | 16.50 | 100 | 2009 | 2009 | 3 | 55 | 672 | |
| 4 | 0700 | PORT BLDG | 0 | 100 | 10 | 10 | 100.00 | SF | 8.80 | 8.80 | 100 | 2007 | 2007 | 3 | 68 | 598 | |
| 5 | 0090 | CHAINLINK | 0 | 100 | 0 | 0 | 200.00 | LF | 13.20 | 13.20 | 100 | 2024 | 2021 | AV | 93 | 2,455 | |
| 6 | 0157 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 9,790.00 | 9,790.00 | 100 | 2024 | 2022 | | 100 | 9,790 | |
| TOTALS | | | | | | | | | | | | | | | 14,756 | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |